

The Mountain Reservoirs Land Management Planning process is a systematic method of identifying and evaluating the most suitable use of public lands under TVA stewardship. It uses resource data, computer analysis and public input to allocate land uses to the following land management zones, which correspond to the column, labeled 'Zone Allocation' in the table below. The Zone Allocation column reflects the current land conditions and projected future land use needs. To provide your input on how any or all lands should be allocated, link to the comment form from the Mountain Reservoirs Land Management Plan main page, or attend the public open house.

Non-TVA Shoreland (Zone 1) – Privately owned reservoir lands or lands where TVA maintains flowage easements. This zone will not be changed through the land planning process.

Project Operations (Zone 2) – Land managed for public works including navigation and power generation. Project operations lands may also provide a security buffer around TVA facilities.

Sensitive Resource Management (Zone 3) – Land managed for the protection of significant cultural resources, endangered species, wetlands, and natural and scenic areas.

Natural Resource Conservation (Zone 4) – Land managed for forestry, wildlife enhancement, and dispersed recreation, i.e., hiking, primitive camping, and hunting.

Industrial (Zone 5) – Land managed for economic development including businesses in distribution/ assembly and light manufacturing. Preference will be given for businesses requiring water access.

Recreation (Zone 6) – Land managed to provide recreation activities requiring capital development, i.e., campgrounds, concrete boat ramps, beaches, toilet buildings, marinas, greenways, etc.

Shoreline Access (Zone 7) – TVA-owned lands where approvals for shoreline alterations are considered. TVA's 1998 Shoreline Management Initiative determined the extent of shoreline access lands; therefore, this zone will not be changed through the land planning process.

For planning purposes, land is considered committed if it is under lease, license, or contract; is a developed TVA project such as a dam reservation or power lines; has known sensitive resources present; has a management plan; fronts land transferred or sold for public recreation use; or is a TVA-developed recreation area. Agricultural licenses and other temporary permits are considered to be an interim use of TVA public land and therefore are generally not considered to be committed. All other TVA owned land is considered uncommitted and is available for planning....



Committed Land



Uncommitted Land

Mountain Reservoirs Land Plan Parcel Information Table

Hiwassee Reservoir

Parcel Number	Acres	Zone Allocation						Description
		2	3	4	5	6	7	
1	123.9	●						Dam Reservation including Visitor Overlook and Pavillion
2	81.1	●						Dam Reservation
3	82.8	●						Dam Reservation with Boat Ramp Operated by the N.C. Wildlife Resources Commission
4	199.1			●				Informal Recreation Easement; Hardwood Forest with Unique Natural Features
5	0.3						●	Designated Shoreline Access Area for Sale Tracts Contained within Parcel 4
6	1.7					●		Fronts Mountain View Marina
7	30.7						●	Fronts Bear Paw Service District Subdivision
8	**					●		Fronts Harbor Cove Marina
9	**			●				Fronts United States Forest Service Property
10	112.8			●				Upland Mixed Pine/Hardwood Forest Providing Informal Recreation with Vehicular Access
11	9.1			●				Two Large Islands Providing Informal Recreation Opportunities
12	2.2					●		Micken's Branch Boat Launching Ramp and Parking Area providing Deep Water Access
13	**			●				Fronts United States Forest Service Property
14	**					●		Fronts United States Forest Service Cherokee Lake Recreation Area
15	**			●				Fronts United States Forest Service Property
16	**			●				Fronts United States Forest Service Property
17	0.4			●				Fronts Property with No Deeded Access Rights*
18	**			●				Fronts United States Forest Service Property
19	0.5			●				Small Island
20	11.8						●	Fronts Property with Deeded Access Rights
21	4.8		●					Protection of Sensitive Natural Resources - Wetlands and Archaeological Resources*
22	0.1	●						Great Smoky Mountain Railroad Track
23	0.5	●						Town of Murphy Fire Department Parking Lot
24	2.4	●						State Road Right of Way
25	1.5					●		Murphy Boat Launching Ramp*
26	12.6		●					Protection of Sensitive Natural Resources - Wetlands and Archaeological Resources*
27	4.6			●				Early Successional Bottomland Habitat
28	2.1	●						State Road Right of Way

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Hiwassee Reservoir

Parcel Number	Acres	Zone Allocation						Description
		2	3	4	5	6	7	
29	0.5			●				Grass Parking Area
30	3.1	●						Tennessee Valley Authority Customer Service Center
31	3.3		●					Protection of Sensitive Natural Resources - Wetlands and Aquatic Species*
32	6.4			●				Early Successional Bottomland Habitat*
33	44.1	●						State Road Right of Way
34	85.1			●				Unique Topography with Multiple Natural Habitat Features
35	20.5		●					Protection of Sensitive Natural Resources - Aquatic Species and Archaeological Resources*
36	4.4	●						Tennessee Valley Authority Substation
37	7.4	●						State Road Right of Way
38	3.4		●					Protection of Sensitive Natural Resources - Wetlands and Aquatic Species*
39	4.5			●				Early Successional Bottomland Habitat*
40	6.6		●					Protection of Sensitive Natural Resources - Wetlands and Aquatic Species*
41	3.5			●				Steep with Mixed Pine Hardwood
42	16.9		●					Protection of Sensitive Natural Resources - Wetlands and Aquatic Species*
43	10.1					●		Heritage Partners Riverwalk Trail
44	4.3	●						Great Smoky Mountain Railway
45	1.7	●						State Road Right of Way
46	14.6		●					Protection of Sensitive Natural Resources - Wetlands and Aquatic Species*
47	4.2			●				Mixed Pine Hardwood
48	9.8		●					Protection of Sensitive Natural Resources - Wetlands and Aquatic Species*
49	3.6		●					Protection of Sensitive Natural Resources - Wetlands and Aquatic Species
50	3.9					●		Murphy High School Track and Parking Area
51	1.4	●						State Road Right of Way
52	0.7			●				Early Successional Bottomland Habitat
53	5.8		●					Protection of Sensitive Natural Resources - Aquatic Species
54	23.2					●		Konehete Recreation Park
55	5.0	●						Tennessee Valley Authority Substation
56	11.6		●					Protection of Sensitive Natural Resources - Wetlands and Aquatic Species*

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Hiwassee Reservoir

Parcel Number	Acres	Zone Allocation							Description
		2	3	4	5	6	7		
57	4.0		●					Protection of Sensitive Natural Resources - Wetlands and Aquatic Species*	
58	8.8	●						Town of Murphy Waste Water Treatment Plant and State Road Right of Way	
59	**			●				Fronts United States Forest Service Property	
60	**			●				Fronts United States Forest Service Property	
61	**					●		Fronts Hiwassee Hide A Way Marina	
62	**			●				Fronts United States Forest Service Property	
63	**					●		Fronts Shooks Marina	
64	**			●				Fronts United States Forest Service Property	
65	**			●				Fronts United States Forest Service Property	
Total Acres:	1007.4	*Indicates parcels subject to seasonal flooding. ** Indicates areas where acreage cannot be calculated.							
	Committed Land - Under current agreement, used for project operations, with sensitive resources, or fronting public recreation land.								
	Uncommitted Land - Land that is considered "Plannable".								